

Kensington Around Town

May 2018



2018 Town Election

The Town Election will be held on Monday, June 4, 2018, at Town Hall (3710 Mitchell Street). Voting hours are between 6:00 pm and 9:00 pm. If

you are not available during voting hours, an absentee ballot may be requested by contacting Susan Engels, Clerk-Treasurer, at Susan.Engels@tok.md.gov, or by calling 301-949-2424.

Mayor

Tracey Furman

Council

Bridget Hill-Zayat

Duane Rollins

(There are two Council seats available)

Candidate Campaign Information Pages 10—11



CALENDAR

Summer Movie Night

Sat., May 26th, 8 pm

St. Paul Park

Info Page 9

Memorial Day

Mon., May 28th

Town Offices Closed

District 18

Candidates Forum

Wed., May 30th, 7—9 pm

Town Hall

Paper Airplane Day

Sun., June 3rd, 1—3 pm

St. Paul Park

Town Election

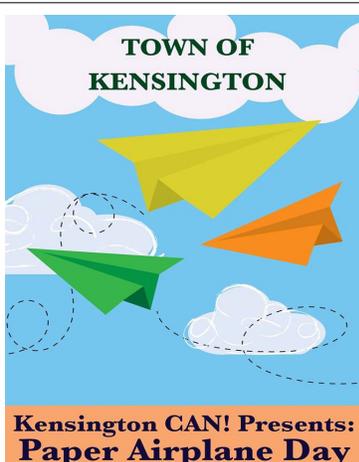
Mon., June 4th, 6—9 pm

Town Hall

Town Council Meeting

Mon., June 18th, 7 pm

www.tok.md.gov



Join the fun on Sunday, June 3rd at St. Paul Park from 1-3pm for **Paper Airplane Day!** All materials and instruction will be provided for kids to design and fly their own airplanes. Enjoy contests, food, music and local community and business displays. Created and sponsored for the community by Kensington CAN!

MAYOR TRACEY

Town Permits

3510 Dupont Avenue—Addition

Howard Avenue—PEPCO

Kaiser Place—PEPCO

10810 Connecticut Avenue—
Interior

3609 Dupont Avenue—PEPCO

3935 Baltimore Street—Garage

10545 Wheatley Street—Interior

Building Permits—*Please be reminded that both a Town and County permit for any exterior or interior structural changes are needed, with the exception of landscaping and repairs. Historic District properties will also need a Historic Area Work Permit (HAWP). Please contact the Town staff with any questions.*



- The Town staff and I are working with Actualize Studio on the final touches of our new **TOK.MD.GOV website**. The new website should launch the first week of June, and we hope that you find it informative and user friendly. The new site will allow residents, and the business community, to submit service request forms, apply and pay for permits online, and will have ADA and mobile accessibility. I would also like to thank **Council Member Conor Crimmins** for his yeoman's work to guide this project along.
- The Town will be hosting a **District 18 Candidates Forum** on Wednesday, May 30th, 7 pm—9 pm, at Town Hall.
- The **Kensington Day of the Book Festival** and **Kensington Car Show** were a wonderful success! We greatly appreciate both Elisenda Sola-Sole, *Kensington Row Bookshop*, and Mario Bruno, *Kensington Service Center*, for their efforts.
- We have been advised by the *Maryland Department of Natural Resources* that our grant application for the **St. Paul Park Pavilion** has been included within the FY19 Maryland Capital Budget. The project still needs final approval from the Board of Public Works, and we should know for certain later this summer if the grant has been approved.

MAYOR

Tracey Furman

Mayor.Tracey@tok.md.gov

COUNCIL

Sean McMullen

(Mayor Pro-Tem)

Darin Bartram

Conor Crimmins

Duane Rollins

Mayor.Council@tok.md.gov

TOWN STAFF & CREW

Sanford W. Daily, Town Manager

SWDaily@tok.md.gov

Matt Hoffman, Asst. Town Manager

MJHoffman@tok.md.gov

Susan Engels, Clerk—Treasurer

Susan.Engels@tok.md.gov

Shirley Watson, Facility Manager/Events

Shirley.Watson@tok.md.gov

Jim Snow and Bill D'Albora, Code Enforcement

Jason Swain, Joe Natali, and Pablo Oliva, Public Works

Jamie Simms, Facility Maintenance

TOWN MINUTES

Town Council Summary from the April 14, 2018 Town Meeting

- Approved the Town Meeting Minutes from March 12, 2018.
- Approved the Work Session Minutes from March 19, 2018.
- Held a Courtesy Review of the proposed Senior Living (62+) development project at 3906 and 3910 Knowles Avenue.
- Held a Public Hearing on Ordinance No. O-01-2018 - an Ordinance to adopt the Town's Operating and Capital Budget for Fiscal Year 2018-19 (FY19) and levying a tax on all assessable property with the Town. *The Public Record will remain open until 4:00 pm on Friday, May 11, 2018.*
- Approved Resolution No. R-06-2018 – a Resolution of the Town Council authorizing the amendment of the contract with AA Refuse, Inc. to make provision for increases in tipping fees.

April 14, 2018—Mayor Furman; Council Members Bartram, Crimmins, McMullen, and Rollins; Town Manager Daily; Assistant Town Manager Hoffman; and Clerk-Treasurer Engels were present. The Pledge of Allegiance was recited and a moment of silence observed for Mary Stewart.

The Town Meeting Minutes from March 12, 2018 were reviewed and approved. See Council Actions.

The Work Session Minutes from March 19, 2018 were reviewed and approved. See Council Actions.

From the Mayor and Town Council

A Courtesy review was held for the proposed Senior Living development project at 3906 and 3910 Knowles Avenue.

Bruce Levin, MAC Realty Advisors, along with his development team, presented the

project and answered questions. Mr. Levin stated the proposed development's location is accessible, pedestrian friendly, and close to all services.

The development is in the beginning of the design process, the building will have: 123, age restricted to 62+ years, one and two bedroom apartments, some with small balconies; a maximum height of 62 feet, be stepped down, with a vegetative vertical wall; the main entrance accessible from eastbound Knowles Avenue with underground parking and loading; residents with a mix of incomes; all space planned as program space for residents with no commercial space; and the Sector Plan incorporated with a planted buffer and improved streetscape.

The Council noted concerns of the Development Review Board (DRB) regarding parking, discussed the availability of a pull off area for drop off and fire/rescue services, the access from Connecticut Avenue with only a right turn allowed from Knowles Avenue into the property, pedestrian concerns to connect with shopping, and spaces for mobility scooters.

Peter Cozzens questioned how the development will benefit single family residential property values by offering affordable housing.

Council Member Bartram explained this type of development was approved in the Sector Plan, and new development in the downtown area helps to bring a greater diversity of people to sustain businesses in Town, such as restaurants.

Leslie Olson stated the expected number of residents that would be driving is understated, traffic on Knowles Avenue does not have an off peak time, entering the property from only eastbound Knowles is not adequate since all vehicles will be coming from Connecticut

TOWN MINUTES

Avenue, and questioned whether moving trucks would be backing out and blocking Knowles Avenue.

Mr. Levin stated residents moving in will be coordinated and they will not allow large moving trucks, the garage can accommodate 10 ft by 30 ft trucks.

Leslie Maxim stated the parking may be enough for residents but noted caregivers will require an additional 15 to 25 parking spaces to provide services to the residents.

Silvia Maza stated the proposed development was not contextual with the Town and requested the Town not support this development.

Joe Campbell questioned the developer's assertion that the intersection was pedestrian friendly considering the discussion from the March Council Meeting with regards to the proposed alternatives to the Summit Avenue Extension project.

An update was given on the 10509 Summit Avenue proposed mixed use development. The Development Review Board (DRB) met with the prospective buyer who was interested in zoning that would allow a development to have more residential than commercial space.

The DRB will also be meeting tomorrow night at 7 pm. on a prospective development at Plyers Mill Road and Connecticut Avenue; once presented, it will be posted on the website.

Council Member Crimmins reminded Residents of upcoming events: Noyes Library Gala, Kensington Parkwood Spring Auction Celebration, and Day of the Book, along with an Arbor Day booth.

Council Member Rollins noted Food Truck

Nights will begin in May on the first and third Thursdays and they are hoping to expand the number of breweries.

Council Member Bartram noted the next Traffic Committee meeting will be on May 10th at 7 pm.

Mayor Furman noted next year is the 125th Birthday for the Town and funds have been put in the budget for the celebration.

Mayor Furman stated Peter Bartram has volunteered to serve on the Local Advisory Panel (LAP); the Town will submit his name to the Historic Preservation Commission to be appointed to the LAP. Helen Wilkes currently serves on the LAP which works with the HPC on historic permits and a third member is still needed for the LAP.

Public Appearances

Anne Banville requested, when developments are being proposed, the Town make a great effort to communicate with Residents so they are aware in the early stages of planning of a new development.

Sabina Emerson reminded the Council that the signs at Kent Street and Kensington Parkway are still covered in trash bags and suggested removing the signs from the posts instead of using trash bags.

Joe Campbell stated the snow removal last month was outstanding, clarified that the Development Review Board and Traffic Committee meeting agendas and minutes are posted online; and questioned the status of the new website.

Council Member Crimmins stated he has been working with the website contractor and they are still in the process of transferring the content and providing electronic means for permits and service requests.

TOWN MINUTES

Ordinances, Resolutions, Regulations

Ordinance No. O-01-2018 – A Public Hearing was held on Ordinance No. O-01-2018 adopting the Town’s Operating and Capital Budget for Fiscal Year 2018-19 (FY19) and levying a tax on all assessable property within the Town. The public record will remain open until 4:00 p.m. on Friday, May 11th. See Council Actions. Town Manager Daily stated Budget Highlights were made available on the budget and the Town received one request on the budget regarding salaries.

Joe Campbell questioned the reason the brick imprinted crosswalk line was deleted from the CIP Budget and reminded the Council on the need for an upgraded crosswalk at Kensington Parkway and Kent Street; and he also requested salaries for the top 6 to 10 employees be broken out and included within the budget highlights.

Council Member McMullen stated the Town put together collaborative budget highlights which included an average salary increase of 5 percent and noted individual salaries are available upon request. He suggested when the Town Manager’s agreement renews then it would be the appropriate time to disclose the terms of his agreement.

Council Member Crimmins stated if there are specific items not included in the budget highlights, Residents can request them and also noted the Mayor and Council salaries are included in the Charter.

Town Manager Daily explained the brick imprinted crosswalk line item was deleted because it is now included in the street reconstruction line item.

Julie O’Malley noted the debris in Silver Creek south of Frederick Avenue by the apartments and requested trees be planted on the apartment side of the creek.

Resolution No. R-06-2018 – A Resolution of the Mayor and Town Council authorizing the Amendment of the Contract with AA Refuse, Inc., to make provision increases for tipping fees. See Council Actions.

Town Manager Daily explained AA Refuse has received increases from their vendor for single stream recycling, the resolution would allow the Town to pay the additional increase.

Kevin Jones questioned whether dual stream recycling was considered which is less expensive.

Town Manager Daily noted at the time the contract was initiated, the Town decided on single stream recycling to make it easier and more likely Residents would recycle.

Joe Campbell questioned the total cost per month and the remaining time left on the contract.

Town Manager Daily stated the increase per ton would result in approximately \$238 per month additional cost to the Town and there are 21 months left in the three year contract.

Council Actions

Council Member McMullen moved to approve the Town Meeting Minutes from March 12, 2018. The motion passed unanimously.

Council Member McMullen moved to approve the Work Session Minutes from March 19, 2018.

The motion passed unanimously.

Council Member McMullen moved to close the Public Hearing on Ordinance No. O-01-2018 adopting the Fiscal Year 2018-19 (FY19) Budget and leave the record open until Friday, May 11th at 4 p.m. The motion passed unanimously.

TOWN MINUTES

Council Member McMullen moved to adopt Resolution R-06-2018 authorizing the amendment of the contract with AA Refuse, Inc., to make provision for increases for tipping fees. The motion passed unanimously.

Council Member Rollins moved to adjourn the Town Meeting at 8:55 pm. The motion passed unanimously.

ARCHIVED MINUTES . . .

Complete Minutes, along with an audio recording from past meetings are available on the Town's website at the following link:

<http://tok.md.gov/town-business/council-meeting-recordings/>



The KHS summer concerts start on June 2 and continue throughout the summer!

June 2nd – Kensington Parkwood Elementary School Chorus

June 9th – Dixieland Express ~ *New Orleans Traditional Jazz*

June 16th – GP Jams ~ *Eclectic Folk Pop*

June 23rd – Rita Clarke & the Naturals ~ *Rhythm & Blues*

June 30th – Scrub Pines ~ *Traditional Americana*

COMMUNITY



The **Warner Circle Reading Garden** project is well underway thanks to the Montgomery County Parks staff, as well as a team of local volunteers. The Garden will feature benches located in various reading nooks, along with native plants meandering a new walkway that will stretch from Warner Mansion's main driveway to the renovated steps at Kent Street. The reading nook near Noyes Children's Library will include story time seating for younger children. Four additional nooks with benches and plantings will be located along the path.

Warner Circle Special Park is central to Kensington's history and a wonderful resource for our community. We look forward to enhancing the grounds with a Reading Garden and hope that our neighbors will support this effort. Tax-deductible donations may be made through the Montgomery Parks Foundation, www.MontgomeryParksFoundation.org, by choosing the 'Donate Now' option and selecting 'Warner Reading Garden'. Contributions may also be made directly to the Committee Chair, Yvonne Gurney, YGurney1@verizon.net. The Committee is always welcoming to new members.

ADOPTED FY19 BUDGET ORDINANCE

ORDINANCE NO. O-01-2018

AN ORDINANCE ADOPTING THE TOWN OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR 2018-19 AND LEVYING A TAX ON ALL ASSESSABLE PROPERTY WITHIN THE TOWN OF KENSINGTON, MARYLAND

WHEREAS, the proposed budget for the Fiscal Year, beginning July 1, 2018 and ending June 30, 2019 must be submitted to the Town Council on or before the third Monday in April; and

WHEREAS, the proposed budget ordinance must be introduced at a meeting of the Mayor and Town Council to allow for timely notice as required by the Town Charter and establish a public hearing on said Budget Ordinance; and

WHEREAS, the Fiscal Year 2018-19 Proposed Budget provides a complete financial plan, including anticipated revenues and proposed expenditures, for the fiscal year.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Kensington, in public meeting assembled, that the budget for the Town of Kensington for Fiscal Year, beginning July 1, 2018 and ending June 30, 2019, be and it is hereby introduced and to be adopted as follows:

ANTICIPATED REVENUE

Local Taxes	\$1,164,766	
Shared Revenues	\$713,725	
Licenses & Permits	\$50,100	
Intergovernmental Revenue	\$234,360	
Fines and Forfeitures	\$19,327	
Miscellaneous Revenue	\$76,900	
Grants - County & State	\$33,779	
TOTAL ANTICIPATED REVENUE		<u>\$2,292,957</u>
Re-appropriation		\$677,085
TOTAL ANTICIPATED FUNDS AVAILABLE		<u>\$2,970,042</u>

PROPOSED EXPENDITURES

General Government	\$1,101,434	
Public Works	\$873,885	
Public Safety, Parks & Non-Departmental	\$360,238	
OPERATING BUDGET TOTAL		<u>\$2,335,557</u>
Capital Improvements Budget		\$634,485
TOTAL COMBINED PROPOSED EXPENDITURES		<u>\$2,970,042</u>

ADOPTED FY19 BUDGET ORDINANCE

AND BE IT FURTHER ORDAINED that all of the sums set forth herein under the heading "EXPENDITURES" be and hereby are appropriated;

AND BE IT FURTHER ORDAINED that there is hereby levied on all of the assessable real property within the Town a tax at the rate of:

Real Property: Thirteen and 6/10 Cents (\$0.136) on each One Hundred Dollars (\$100) of assessed value of said property.

AND BE IT FURTHER ORDAINED and there is hereby levied a tax on all personal property subject to taxation by the Town, at the rate of:

Personal Property: Seventy-five cents (\$0.75) on each One Hundred Dollars (\$100) of assessed value on the following personal property subclasses as authorized in § 8-101 of the Tax-Property Article, Annotated Code of Maryland: stock in business, distilled spirits, and all other personal property directed by said article to be assessed, with the exception that there is hereby levied a tax of **Four dollars and Sixty cents (\$4.60)** on each One Hundred Dollars (\$100) of assessed value on the following personal property subclasses as set forth in § 8-101 of the Tax-Property Article, Annotated Code of Maryland:

1. operating personal property of a railroad;
2. operating personal property of a public utility that is machinery or equipment used to generate electricity or steam for sale;
3. all other operating personal property of a public utility; and
4. machinery and equipment, other than operating personal property of a public utility, that is used to generate electricity or steam for sale or hot or chilled water for sale that is used to heat or cool a building.

AND BE IT FURTHER ORDAINED that the Council hereby adopts the imposition of a full year, one-half year, three-quarter year and one-quarter year tax levies authorized pursuant to §§ 10-102, 10-103, 10-104 and 10-105, Tax Property Article, Annotated Code of Maryland, as amended, and authorizes and empowers Montgomery County, Maryland, to collect and remit the same to the Town of Kensington, consistent with the imposition and collection of such levies on real property by Montgomery County.

AND BE IT FURTHER ORDAINED that the Town Council may from time to time transfer funds by Resolution within the Operating and Capital Improvements Budget categories.

ADOPTED by the Town Council this 14th day of May, 2018.

Tracey C. Furman, MAYOR and
President of the Council

THIS IS TO CERTIFY that the foregoing Ordinance was adopted by the Town Council in public meeting assembled on the 14th day of May, 2018.

Susan Engels, Clerk Treasurer

COMMUNITY

Please join the Kensington Volunteer Fire Department and Town for our **2018 Summer Movie Nights**.

The KVFD Safety House, along with activities and fire demonstrations will be held from 6:00 pm – 7:45 pm. The movie will begin promptly at 8:00 pm.

2018 Summer Movie Night Schedule:

Saturday, May 26th, 8 pm – Moana (PG) –

An adventurous teenager sails out on a daring mission to save her people. During her journey, Moana meets the once-mighty demigod Maui, who guides her in her quest to become a master way-finder. Together they sail across the open ocean on an action-packed voyage, encountering enormous monsters and impossible odds. Along the way, Moana fulfills the ancient quest of her ancestors and discovers the one thing she always sought: her own identity.

Saturday, June 30th, 8 pm – The Incredibles (PG) – In this lauded Pixar animated film, married superheroes Mr. Incredible (Craig T. Nelson) and Elastigirl (Holly Hunter) are forced to assume mundane lives as Bob and Helen Parr after all super-powered activities have been banned by the government. While Mr. Incredible loves his wife and kids, he longs to return to a life of adventure, and he gets a chance when summoned to an island to battle an out-of-control robot. Soon, Mr. Incredible is in trouble, and it's up to his family to save him.

Saturday, July 28th, 8 pm
A Bug's Life (G)

Saturday, August 25th, 8 pm
The Croods (PG)



Columbia Country Club's annual Independence Day Celebration is being held on Tuesday, June 26th. The fireworks display will begin at dusk. A rain date of Wednesday, June 27th has been set.

UNDER THE DISTINGUISHED PATRONAGE OF LADY KENSINGTON

53rd Old Time MUSIC HALL

A Victorian Musical Comedy Revue

June 8 – 23, 2018
Tickets: 240-447-9863

directed by Malcolm Edwards
produced by Sue Edwards
musical direction by Brock Holmes

Kensington Town Hall
3710 Mitchell Street, Kensington, MD 20895

www.britishplayers.org

PERFORMANCE DATES

June: 8th, 9th, 15th, 16th, 21st, 22nd, 23rd
Fri./Sat. 8:00 pm

June: 10th, 16th, 17th
Sat./Sun. 2:00 pm

TICKETS

Adults \$32

www.BritishPlayers.org

RE-ELECT MAYOR TRACEY FURMAN



“True leaders understand that leadership is not about them but about those they serve. It is not about exalting themselves but about lifting others up.”

~Sherry Dew

While reflecting on the last two years as your Mayor, I have realized that to accomplish anything great, it requires the support and leadership of others. I have certainly learned this as Mayor, and the above quote signifies an understanding that a Mayor has to create an atmosphere that inspires others to participate and lead, so that collectively, we share in our successes. There are countless people that have helped contribute to our wonderful Town over the years, but I would personally like to recognize the following who have all had a hand in shaping our Town these last two years and moving us forward with our accomplishments:

The Kensington Town Council, Town Staff and Crew; District 18 Delegation; KTown Ladies Guild; Kensington Business Community; and most importantly, our Resident Volunteers.

Town Accomplishments

- New Town Directory
- Flinn Park Fountain
- M&T Bank Mural
- New Town Website (June 2018)
- Renovated the 2nd Floor Meeting Space (Map Room) at Town Hall
- Frederick Avenue at Kensington Parkway Intersection Improvement
- \$25,000 Grant to Noyes Children’s Library Foundation
 - New Picnic Tables on West Howard
- New Navigational Signage for the Kensington Business District (Fall 2018)
 - Solera Kensington Reserve Project (Construction expected to begin Feb. 2019)
 - Annexation Committee Established
- Grant Funding for a Picnic Pavilion at St. Paul Park
- Amended our Alcohol Laws to allow Micro-breweries, craft singles, and the sale of cold beer and wine
- Increased Funding within FY19 Budget for additional Selective Enforcement by the Montgomery County Police (MCP)
- Supported MCP Bike Patrol Program
- Welcomed the following new businesses: The Oak; Strosniders Hardware; Dish & Dram; Crisp & Juicy; Blue Room Vintiques; La Maison de Laurette; Silver Spring Animal Hospital; Kensington Jewelry; Car Wash Coffee (June 2018); and Knowles Station Wine Bar (Fall 2018);
- Added Time Restrictions on the west side
- Warner Circle Committee Established

As I have decided to run for a second term, I continue to hear from many of you about current and future development in our Town. With a number of redevelopment projects on the horizon, I want to reiterate my pledge to the community that I will continue to keep the Town’s business transparent, by providing accurate and timely information through our communication avenues (*Town Emails; Kensington; Town Website; and the Around Town Journal*). In return, I ask that residents and the business community remain engaged, and not rely on information from outside social media sites for their information.

I understand that we have uncontested elections this year, but I encourage you to still participate in the June 4th Town Election, 6:00 pm—9:00 pm at Town Hall, as this is a wonderful opportunity to engage with your fellow neighbors and residents, and meet the Town’s elected officials.

RE-ELECT DUANE ROLLINS FOR COUNCIL

I am honored to have served my first term alongside some pretty fantastic colleagues. I am stoked to serve a second term to see projects like the St. Paul Park Pavilion be completed, to have an active role in upcoming development projects, and to continue to enhance and expand the Town's community events. I will work closely with my fellow Council Members, along with residents, to maintain the sweet character of our Town, while ensuring we remain the best place to live and work in the region.



Thank you again for your continued support.

Sincerely,
Duane Rollins

BRIDGET HILL-ZAYAT FOR COUNCIL



My name is Bridget Hill-Zayat, and I have lived in Kensington since 2014. Originally, I am from the Philadelphia/ South Jersey area. I went to the University of Pennsylvania where I earned a degree in Political Science and Spanish. I stayed in the Philadelphia area for three years to get an MA in Public Administration also at the University of Pennsylvania and a JD at Rutgers. I met my husband Salim, (proud Clevelander) in college. We have a son Colin, in second grade at Kensington Parkwood.

I am of counsel at Hoban Law Group and focus my practice on regulated commodities, specifically renewable energy and medical cannabis. Besides practicing law, I teach online at Stockton University in New Jersey.

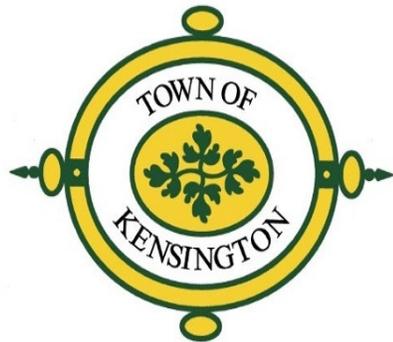
For the past year, I've helped establish the Kensington-Chevy Chase Community Solar Co-op, a non-profit organized to increase solar energy generation and use in the PEPCO utility footprint. I've also worked with Kensington pet owners to create TOKdogs.org, a group advocating for the creation of a dog park in Kensington.

I am honored to have a position on town council and will focus my efforts on improving communication with residents and pedestrian safety. If you have questions or suggestions, please feel free to e-mail me at: bridgethillzayat@gmail.com.



**Kensington
Around Town
May 2018**

3710 Mitchell Street Kensington, MD 20895
Office: 301.949.2424 www.tok.md.gov



To: